

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **December 14, 2005**

AGENDA ITEM NO.: 21

CONSENT:

REGULAR: **X**

CLOSED SESSION:

(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: **Monument Terrace Steps- Elevator Change Order**
City Project No. B0001

RECOMMENDATION: Approval of the attached resolution to authorize the City Manager to sign the change order.

SUMMARY:

The majority of Monument Terrace reconstruction project is complete which includes the rehabilitation of the existing stairs, balustrades, war memorials, statues, and light fixtures as well as replacement of existing underground utilities and installation of new stormwater system. In addition, adjacent retaining walls and landings have been renovated and a fountain and POW/MIA memorial added to the terrace. Outstanding items to be completed include the final punch list, final installation of the POW/MIA memorial, patio rework at the Clerk's Office, and installation of the Clerk's Office elevator. The original contract was issued for \$1,778,971 in May 2003. To date \$432,566 in change orders have been processed. Of this amount \$147,097 was for unforeseen construction circumstances and \$285,469 was for new work to the original contract as a result of fund raising and additional budget appropriations. The design of the Clerk's Office elevator is complete and a value engineering review was performed by the contractor, the consultant and City staff resulting in a cost savings of \$38,000. However, the cost of the installation of the elevator will exceed the maximum amount of change orders allowed for the project without City Council approval. The State Code requires governing body approval when the cumulative cost of change orders exceeds 25% of the original contract amount.

PRIOR ACTION(S):

April 29, 2003, Council authorized the acceptance of the low bid for the project and authorized the City Manager to sign the contract.

Council appropriated \$300,000 in the *'00 Capital Budget*, \$700,000 in the *'01 Capital Budget*, \$1,879,295 in the *'03 Capital Budget*, and \$719,824 in the *'04 Capital Budget* for renovation of the steps.

FISCAL IMPACT:

SOURCE	APPROPRIATION	SPENT TO DATE	BALANCE	PROPOSED
Monument Terrace Steps	\$3,454,914	\$2,709,126	\$745,787	\$195,000

CONTACT(S):

Dee Dee Conner, PE 455-3928
Lee Newland, PE 455-3947
Bruce McNabb, PE 455-3946

ATTACHMENT(S):

Change Order Summary

REVIEWED BY: lkp

RESOLUTION:

WHEREAS Council is required to approve change orders which would result in an aggregate total of change orders exceeding 25 percent of the signed contract; therefore,

BE IT RESOLVED that the change order not to exceed \$195,000 from C.L. Lewis, Inc. for the Monument Terrace Steps elevator is accepted; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute the appropriate documents with this firm.

Adopted:

Certified:

Clerk of Council

178L

Monument Terrace Steps
City Project No. B0001
Construction Change Orders Executed to Date
December 8, 2004

- 1) The first change order of \$27,630 covers the following items of work:
 - a) Helical anchors for the retaining walls at the Clerk's Office and the wall that parallels the Monument itself and is adjacent to the parking lot above the Unitarian Church and the wall at Mr. Elder's Rose Garden. Final amount \$10,506.
 - b) Additional tonnage of sand removed from the terrace levels; final amount \$ 16,272.
 - c) Removal of the Deodora tree and the weeping cherry tree at the top of the steps; final amount \$852. (New Work)
- 2) The second change order of \$88,196 covers the following items of work:
 - a) Remove & replace concrete sidewalk in front of Monument Terrace; final amount 1,581.
 - b) New stormwater structure at curb face; final amount \$3,425.
 - c) Rehabilitation of wall behind Dough Boy and rehabilitation of terrace wall on first landing parallel to the Post Office bldg.; final amount \$48,119.
 - d) Repair of six broken granite stair treads; final amount \$2,255.
 - e) Provide 62 new balustrades in lieu of repairing existing; final amount \$32,816.
- 3) The third change order is for the Fountain Addition at the base of the Monument; final amount \$26,518. (New Work)
- 4) The fourth change order of \$8,343 covers the following items of work:
 - a) Storm sewer rerouting below Spanish American Terrace due to unforeseen circumstances; final amount \$1,786.
 - b) Stone work behind the World War I Monument was included in C.O. #2; final credit amount of \$3,488.
 - c) Storm sewer modifications beneath sidewalk at Church Street due to unforeseen circumstances (reconnecting an existing storm line not identified earlier); final amount \$ 1,249.
 - d) Remove and reinstall 17 limestone wall pieces at Spanish American Landing adjacent to Monument Terrace building; not identified as part of the original scope of work; wall was leaning and it was determined that it needed to be reset; final amount \$8,796.
- 5) The fifth change order of \$113,856 covers the following items of work:
 - a) Provide new flagstone overlay on 4-inch thick concrete pad at existing Clerk's Office patio adjacent to existing flagstone patio at entrance to Clerk's Office; remove and dispose of existing asphalt patio; this is an aesthetic addition to the original scope; final amount \$13,122. (New Work)
 - b) Rebuild existing sandstone wall at entrance to city parking lot adjacent to the terrace at the Court Street level; this was part of the original bid add

- alternates priced but not selected at the time the contract was signed;
final amount \$67,876. (New Work)
- c) Provide and install decorative handrail to the Clerk's Office patio; similar in design to the fence on the sandstone wall and along Court Street at the Unitarian House; this is an aesthetic addition to the original scope of the project; final amount \$22,667. (New Work)
 - d) Provide and install landscape accent lighting; this was the third bid add alternate that was not chosen at the time the contract was signed; final amount \$10,191. (New Work)
- 6) The sixth change order of \$1,700 includes the following:
- a) Replacing the existing water service to the Unitarian Church
- 7) The seventh change order of \$56,590 includes the following work:
- a) Stone backfill for pipe under parking lot driveway; final amount \$384
 - b) Post Office retaining wall work; final amount \$17,999. (New Work)
 - c) Lower manhole at Church Street; final amount \$646.
 - d) Additional decorative pavement at Church Street; final amount \$22,155. (New Work)
 - e) Additional decorative fence at Court Street; final amount \$ 4,306. (New Work)
 - f) Jersey barriers for construction for pedestrian protection \$11,100.
- 8) The eight change order of \$9,950 covers jobsite supervision due to delay of terrace work for electrical line relocation.
- 9) The ninth change order of \$35,490 covers the following items:
- a) Patio renovation at the Clerk's Office; final amount \$15,490 (New Work)
 - b) Installation of the new POW/MIA memorial; final amount \$20,000 (New Work)
- 10) The tenth change order covers the purchase of the Clerk's Office elevator components; final amount \$64,293. (New Work)

Original Contract Amount = \$ 1,778,971		
C.O. #1	=	\$ 27,630
C.O. #2	=	\$ 88,196
C.O. #3	=	\$ 26,518
C.O. #4	=	\$ 8,343
C.O. #5	=	\$ 113,856
C.O. #6	=	\$ 1,700
C.O. #7	=	\$ 56,590
C.O. #8	=	\$ 9,950
C.O. #9	=	\$ 35,490
C.O. #10	=	\$ 64,293
New Contract Amount = \$2,211,537		

Current signed change orders equal \$432,566 which is 24.3% of original contract amount.

Change order total for new work: \$285,469

Change order total for unforeseen construction problems: \$147,097